

5.2 C-1 Conservancy District

No building or use shall hereafter be established or enlarged within the C-1 District unless it conforms to the following regulations:

- a. Purpose. The primary purpose of the C-1 District is to preserve, protect, and enhance the lakes, streams, swamps, marshes, bogs, and other wetlands in the Town of Sheboygan. The proper regulation of these areas will serve to maintain and improve ground water and surface water quality; prevent flood damage; protect fish and wildlife habitat; prohibit the location of structures on soils which are generally not suitable for such use; protect natural watersheds; and protect the water based recreation and open space resources of Sheboygan County. This District recognizes that undisturbed wetlands serve as natural purifiers of surface waters and as protective buffers of the land and water interface.
- b. Lands Included. The C-1 District shall include minimally all areas delineated as swamps, marshes, bogs, and other wetlands on the "Shoreland Zoning Map, Sheboygan County, Wisconsin," as described in the SHORELAND-FLOODPLAIN ORDINANCE, SHEBOYGAN COUNTY, WISCONSIN, wetlands as delineated by the State of Wisconsin as such, as well as those shoreland and wetland areas identified as being of local concern.
- c. Permitted Uses. The following uses are permitted in the C-1 District, provided that such uses are conducted in accordance with sound conservation practices and do not involve dumping, filling, extension of cultivated areas, mineral, soil, or peat removal, or any other activity that would substantially disturb or impair the natural fauna, flora, watercourses, water regimen, or topography:
 - (1) Dugout ponds and level ditches;
 - (2) Flood overflow and movement of water;
 - (3) Forestry and game management;
 - (4) Hiking trails;
 - (5) Hunting, fishing (where permitted by law), wildlife preserves, and other historic/scientific areas;
 - (6) Navigation;

 - (7) Park and recreation areas not including the location or erection of buildings or structures; and
 - (8) Wild crop harvesting, including marsh hay, moss, ferns, wild rice, berries, fruit, nuts, and seeds.
- d. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- e. Restrictions. The following general restrictions are placed within the C-1 Conservancy District:

No existing trees or shrubs shall be removed unless damaged or diseased; no stream, river, or creek shall be diverted, dammed, filled, or otherwise affected; and no grading, removal of soil, or disturbing of the natural topography shall be undertaken unless prior approval of the plan is obtained from the Park Commission.
- f. Area, Height, and Yard Requirements. None; no buildings or structures permitted except as provided under as a conditional use.